

BURRILL AVENUE

DRAYTON | PORTSMOUTH | PO6 2JW



£585,000

Freehold

- Impressive Character Residence
- Four Bedroom Detached Family Home
- Off Road Parking and Garage
- Living Room With Bay Window
- Dining Room With Access To Conservatory
- Utility Area and Cloakroom
- Fitted Kitchen With Pantry
- Close To Local Amenities & Transport Links





In Brief

We have pleasure in bringing to the market this Impressive **CHARACTER RESIDENCE** situated in a sought after Drayton location, close to local amenities and transport links and within the catchment area for Court Lane and Springfield Schools.

This **DETACHED** property has been a much loved family home and offers a spacious layout. In brief the accommodation comprises; impressive entrance hallway, living room with bay window to the front elevation and feature fireplace and separate dining room with double doors opening out onto the conservatory. The fitted kitchen has a handy pantry area along with a separate utility area and cloakroom. Ascending the stairs are **FOUR GOOD SIZED BEDROOMS** along with the spacious family bathroom.

To the front of the property you will find access to the garage along a block paved driveway providing **OFF ROAD PARKING** for numerous vehicles with side access to the rear.

The delightful East facing rear garden offers a good degree of privacy and is mainly laid to lawn flanked by mature flower and shrub borders with a useful storage shed to the rear.

We recommend viewing at your earliest convenience to avoid disappointment.

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KEY FACTS

Council Tax Band - F

EPC Rating - TBC

Approximate Internal Area = 1877 Sq Ft



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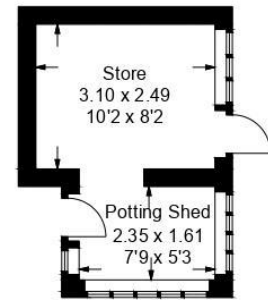


Burrill Avenue, Drayton

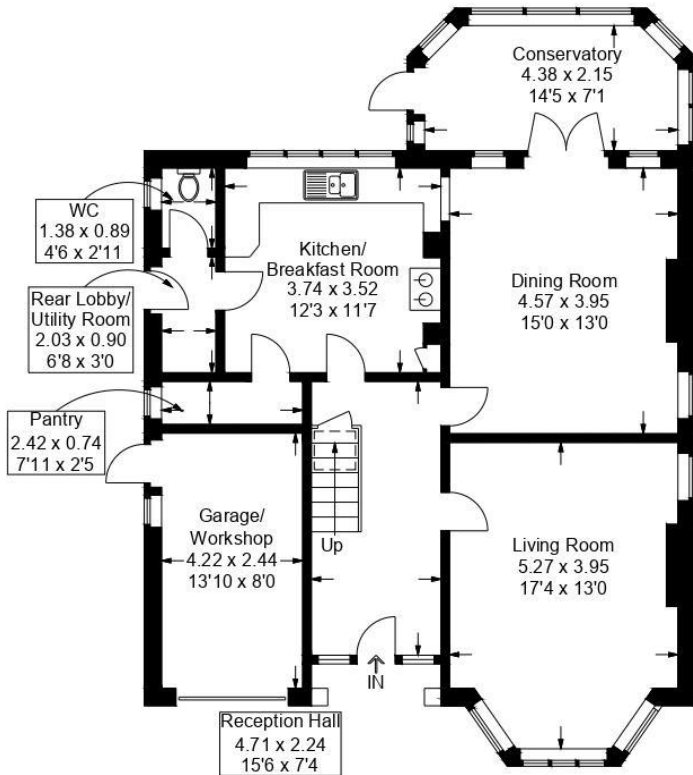
Approximate Gross Internal Area = 174.4 sq m / 1877 sq ft

Outbuilding = 12.5 sq m / 135 sq ft

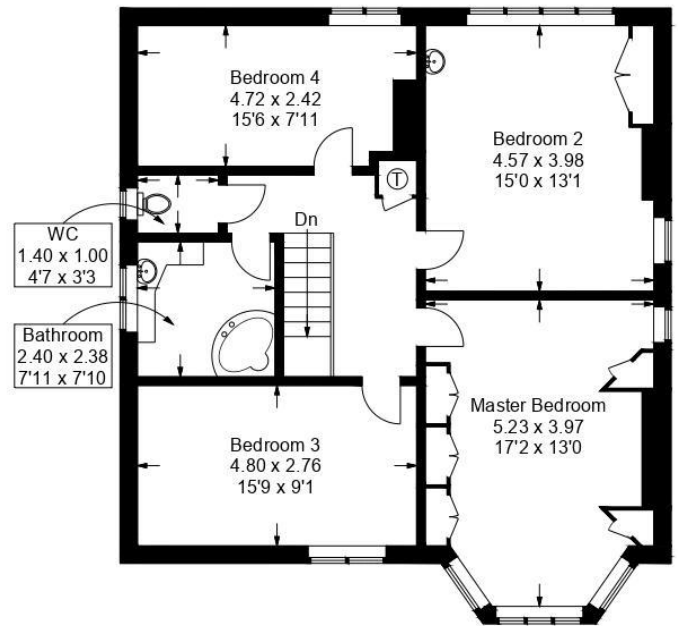
Total = 186.9 sq m / 2012 sq ft



Outbuilding



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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